004.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,800 / 984,800
					USE VALUE:	984,800 / 984,800
					ASSESSED:	984,800 / 984,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110	-112	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVVIDIS JOHN/ALANA
Owner 2:	
Owner 3:	
Street 1:	110 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAVVIDIS IRAKLIS -
Owner 2:	-
Street 1:	110-12 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5367.000	520,000		464,800	984,800
Total Card	0.123	520,000		464,800	984,800
Total Parcel	0.123	520,000		464,800	984,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.29 | /Parcel: 466.29

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 4051

GIS Ref

GIS Ref

Insp Date 10/17/16

!432!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	520,000	0	5,367.	464,800	984,800		Year end	12/23/2021
2021	104	FV	497,100	0	5,367.	464,800	961,900		Year End Roll	12/10/2020
2020	104	FV	497,400	0	5,367.	464,800	962,200	962,200	Year End Roll	12/18/2019
2019	104	FV	372,500	0	5,367.	493,900	866,400	866,400	Year End Roll	1/3/2019
2018	104	FV	372,500	0	5,367.	360,200	732,700	732,700	Year End Roll	12/20/2017
2017	104	FV	347,100	0	5,367.	313,700	660,800	660,800	Year End Roll	1/3/2017
2016	104	FV	347,100	0	5,367.	267,300	614,400	614,400	Year End	1/4/2016
2015	104	FV	310,100	0	5,367.	261,500	571,600	571,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:31:10

LAST REV

Date	Time
09/22/21	11:35:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVVIDIS IRAKLI	48798-228		1/8/2007	Family	99	No	No		
MELLIOS GEORGE/	44051-394		11/5/2004		630,000	No	No		
MELLIOS GEORGE	34781-102		2/8/2002	Family	1	No	No		
MELLIOS JOHN	33616-466		9/10/2001	Family	1	No	No	4	
MELLIOS VASILIK	31703-533		8/11/2000	Family	1	No	No	4	
	13506-644		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/19/2016	64	Redo Kit	37,000					replace kitch &bat
10/28/2015	1656	Porch	15,500					
3/15/2006	174	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
10/17/2016	Inspected	DGM	D Mann
10/17/2016	Permit Visit	DGM	D Mann
5/18/2009	Measured	189	PATRIOT
9/21/1999	Meas/Inspect	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5367		Sq. Ft.	Site		0	80.	1.08	1									464,808						464,800	

Total AC/HA:	0.12321	Total SF/SM:	5367	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	464,808	Spl Credit		Total:	464,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14715910
Const Adj.:	0.97010303
Adj $ / SQ:	200.315
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638847
Depreciation:	118825
Depreciated Total:	520021

COMMENTS

PDAS; RECHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.32
Special Features:	0	Val/Su Net:	133.33
Final Total:	520000	Val/Su SzAd	246.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	60.090	63,460
FFL	First Floor	1,056	200.320	211,533
SFL	Second Floor	1,056	200.320	211,533
UAT	Upper Attic	264	80.130	21,153
EFP	Enclos Porch	234	37.700	8,821
OFP	Open Porch	234	22.850	5,346

Net Sketched Area:	3,900			Total:	521,846
Size Ad	2112	Gross Area	4692	FinArea	2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X10	A	GD	1990	0.00	T	17.4	104						

PARCEL ID

004.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	